

SEMINOLE COUNTY GOVERNMENT AGENDA MEMORANDUM

SUBJECT: Surplus Property Acquired in Conjunction with the County Road 46A, Phase III, Road Improvement Project

DEPARTMENT: Public Works

DIVISION: Engineering

AUTHORIZED BY: Gary Johnson

CONTACT: Jerry McCollum, P.E.

EXT: 5651

MOTION/RECOMMENDATION:

Board direction regarding surplus property acquired in conjunction with the County Road 46A, Phase III, Road Improvement Project from west of Forrest Drive to east of Vinewood Drive.

District 5 Brenda Carey

Jerry McCollum

BACKGROUND:

Since the late 1990's, there have been numerous meetings between County staff members and residents located along County Road 46A from west of Forrest Drive to east of Vinewood Drive. These meetings involved the surplus of County property and the construction of a wall due to the 4-laning of County Road 46A. The following information serves as staff's recommendation as to the amount of property to be declared surplus, the construction of a wall, and other related items:

1. It is recommended the County declare 40 feet of County-owned property surplus adjacent to the property owners where the proposed wall would be constructed. Declaring 40 feet of property surplus would not hinder the County's ability to 6-lane County Road 46A in the future, construct underground utilities or provide wider sidewalks. Staff has met with representatives from the Property Appraiser's Office and collectively determined the value of property being declared surplus would be \$.50 per square foot. The previous cost per square foot shared with the property owners was a little over \$1.00. Therefore, this updated cost per square foot would represent a considerable savings to the owners purchasing adjacent surplus property. It should be noted several residents believe the County should surplus approximately 70 feet and do not support the 40 feet staff has recommended.

Also, in terms of any property being declared surplus, one owner at the intersection of Vinewood Drive and County Road 46A has the northern line of their property located much closer to the road than the other adjacent property owners. Based on this situation, staff recommends only 5 feet of property be declared surplus adjacent to the north property line at this location.

2. It is also recommended a wall be constructed on private property along the northern boundary of the 40-foot wide surplus parcels and all impacted residents must agree to both the wall and the surplus property purchase to provide a continuous structure with no gaps along County Road 46A. The wall would be 6 feet in height and would be a precast/panel type constructed with only minor impacts to the trees in the area. A standard brick wall

costs approximately \$250 per linear foot while the precast wall costs approximately \$125 per linear foot. The proposed wall would be 1,200 feet in length and using the precast/panel type, the cost would be \$150,000. There is adequate funding for this construction in CIP #00012401.

3. A resident located at the intersection of County Road 46A and Vinewood Drive has requested the roadway be reconstructed as a cul-de-sac where it intersects with County Road 46A. In the past, there was also a petition from residents on Vinewood Drive to cul-de-sac the roadway at its intersection with County Road 46A. Requests to cul-de-sac a roadway where construction is underway are usually not evaluated until the construction (County Road 46A) is complete and traffic flows/patterns stabilized. Once conditions stabilize, staff will monitor the traffic to determine what impact, if any, was created by upgrading County Road 46A. It should also be noted the County's ability to construct a cul-de-sac may be extremely limited in this area due to the location of the resident's property line and driveway relative to the road right-of-way line.
4. The sidewalk as shown on the approved plans meanders throughout the County's property between Vinewood Drive and Forrest Drive. Some property owners have indicated they prefer the front of the sidewalk be moved to approximately 5 feet from the back of curb. From a safety perspective, the meandering sidewalk as depicted on the plans is superior to one located 5 feet from the back of curb. However, if the meandering sidewalk was to be considered, it would be acceptable to build the front of the sidewalk 10 feet from the back of the curb, which gives more buffering than the 5 feet.
5. It should be noted that in some areas, the property to be declared surplus is adjacent to more than one parcel. In these cases, where two property owners may be interested, there would have to be a combined bid provided by them for the adjacent surplus property. The bid could not be lower than \$.50 per square foot, the price established for the surplus property.

STAFF RECOMMENDATION:

Staff recommends the Board direct staff to begin the process to declare 40 feet of property surplus along the south side of County Road 46A from west of Forrest Drive and east of Vinewood Drive and authorize a wall being constructed within the surplus property, subject to all affected property owners agreeing to the applicable conditions noted above.

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| Additionally Reviewed By: |
| <input checked="" type="checkbox"/> Budget Review (Fredrik Coulter, Lisa Spriggs) |
| <input checked="" type="checkbox"/> County Attorney Review (Matthew Minter) |